



Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS

DIVISION OF Technical Services

3600 W. Sovereign Path, Suite 241

Lecanto, Florida 34461

Telephone: (352) 527-5446 Fax: (352) 527-5482

Citrus Springs/Dunnellon/Inglis/Yankeetown area - Toll Free (352) 489-2120

TTY Telephone: (352) 527-0825 or (352) 527-5312

ENG-26-01

July 29, 2026

Mr. Quoc Mai, P.E.
Mai Engineering Services Inc.
2510 US 1 South Suite D.
St Augustine, FL 32086

RE; IMP202500005, Lucky Ranch Trail

Dear Mr. Mai:

The review of the submitted plans for the above referenced subdivision has been completed. The plans appear to be in conformance with the Citrus County Land Development Code and construction of the subject subdivision may commence with the following conditions:

TECHNICAL SERVICES DIVISION:

1. Approval of this project does not relieve the applicant from the responsibility of acquiring all other necessary and appropriate approvals or permits for this project. Any changes to the approved set of plans will require resubmittal for review and approval.

2. The Developer shall notify the Citrus County Technical Services Division no less than 48 hours prior to construction start.

3. A full stand of perennial grass is required along all rights-of way and the stormwater facilities prior to final acceptance.

4. The developer shall submit "As-Built Drawings"; all test data and video of the stormwater sewer system to the Technical Services Division prior to construction acceptance.

5. Developer is to Ensure all subgrade, base and asphaltic materials come from a FDOT certified mine or plant.

6. A Right of Way Utilization permit is required for any improvements within the County Right of way or property. Refer to Section 7320, Protection and Use of Rights-of-way, of the LDC.

7. Mailbox cluster box units must be installed meeting the clear zone requirements of the 2028 Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways and the U.S Postal Service National Delivery Planning Standards – A Guide for Builders and Developers handbook PO-632 July 2020

8. Development ID signs will require a separate permit.

9. An EROSION inspection will be required prior to any land disturbance to verify controls have been installed properly and appropriately. Please call for an inspection 24 hours prior to desired scheduled inspection via the portal or at 352-527-5446.

Land Development Division:

- 1. 1. At Final Plat, all tract dedications will be required to be identified.**
- 2. Note: Lots 22 and 23 will be subject to front and rear right-of-way setbacks due to the ingress/egress easement.**

Sincerely,

Bill Laflamme
Engineer in Training II

Cc: Carlton Hall, Director, Department of Public Works
Walter Eastmond, Director, Technical Services Division
Eric Landon, AICP Director, Department of Growth Management
Ken Cheek, PE, Director, Department of Water Resources
James Sterling, Director, Road Maintenance Division
Cynthia Skelhorn, Director, Geographic Information Systems Division
Jeremy Collins, Fire Plans Examiner, Department of Fire Rescue